167.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,048,600	/	1,048,600
USE VALUE:	1,048,600	/	1,048,600
ASSESSED:	1,048,600	/	1,048,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROVINO JOSEPH E TRUSTEE
Owner 2:	JOSEPH E PROVINO REVOCABLE TR
Owner 3:	
Street 1:	152 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PROVINO JOSEPH E -
Owner 2:	-
Street 1:	152 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,643 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Clapboard Exterior and 2925 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14643.000	477,200		571,400	1,048,600
Total Card	0.336	477,200		571,400	1,048,600
Total Parcel	0.336	477,200		571,400	1,048,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.50 | /Parcel: 358.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110472
GIS Ref	
GIS Ref	
Insp Date	05/17/18

!12915!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,100	0	14,643.	571,400	1,048,500	1,048,500	Year End Roll	12/18/2019
2019	101	FV	372,900	0	14,643.	571,400	944,300	944,300	Year End Roll	1/3/2019
2018	101	FV	370,000	0	14,643.	506,100	876,100	876,100	Year End Roll	12/20/2017
2017	101	FV	370,000	0	14,643.	424,500	794,500	794,500	Year End Roll	1/3/2017
2016	101	FV	370,000	0	14,643.	424,500	794,500	794,500	Year End	1/4/2016
2015	101	FV	361,000	0	14,643.	367,300	728,300	728,300	Year End Roll	12/11/2014
2014	101	FV	361,000	0	14,643.	355,100	716,100	716,100	Year End Roll	12/16/2013
2013	101	FV	361,000	0	14,643.	338,000	699,000	699,000		12/13/2012

PRINT

Date	Time
12/11/20	02:56:18

LAST REV

Date	Time
05/31/18	09:05:05
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12915

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROVINO JOSEPH	55014-424		7/20/2010	Convenience	1	No	No		
STEELE JOHN	31161-453		2/25/2000		470,000	No	No		
	10519-440		5/4/1964			No	No		N

USER DEFINED

Prior Id # 1:	110472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2001	120	Re-Roof	9,600	C				REROOF/ADD SKYLIGH

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	CC	Chris C
10/28/2008	Meas/Inspect	345	PATRIOT
6/4/2000	MLS	MM	Mary M
1/28/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14643		Sq. Ft.	Site		0	70.	0.56	8			Med. Tr	-5					571,431						571,400	

Total AC/HA: 0.33616 | Total SF/SM: 14643 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 571,431 | Spl Credit | Total: 571,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00897431
Const Adj.:	1.00739920
Adj $ / SQ:	127.055
Other Features:	107026
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648361
Depreciation:	171167
Depreciated Total:	477194

COMMENTS

HEAT=HYDRO FHA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

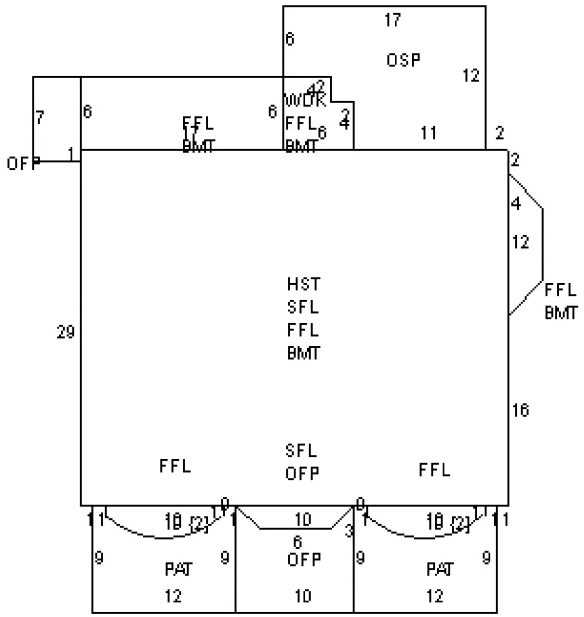
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.74
Special Features:	0	Val/Su Net:	102.49
Final Total:	477200	Val/Su SzAd	163.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,289	127.050	163,774
BMT	Basement	1,241	38.120	47,303
SFL	Second Floor	1,096	127.050	139,252
HST	Half Story	540	127.050	68,610
OSP	Screen Porch	172	28.910	4,973
PAT	Patio	168	4.520	759
OFP	Open Porch	118	30.710	3,624
WDK	Deck	32	16.120	516
	Net Sketched Area:	4,656	Total:	428,811
Size Ad	2925	Gross Are	5196	FinArea 2925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	